

**EAST PARK**  
Community Development District

*Annual Operating and Debt Service Budget*  
Fiscal Year 2020

Version 1 - FINAL  
(Adopted at 7/22/2019 Meeting)

Prepared by:



# EAST PARK

Community Development District

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**East Park**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2020

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	BUDGET	THRU	MAY -	PROJECTED	BUDGET
		FY 2019	APR-2019	SEP-2019	FY 2019	FY 2020
<b>REVENUES</b>						
Interest - Investments	\$ 12,233	\$ 3,000	\$ 10,506	\$ 7,504	\$ 18,010	\$ 3,000
Special Assmnts- Tax Collector	460,952	461,380	362,888	98,492	461,380	457,522
Special Assmnts- Discounts	(11,398)	(18,455)	(14,235)	-	(14,235)	(18,301)
Other Miscellaneous Revenues	33,243	32,500	-	32,500	32,500	32,500
Physical Environment	-	6,085	-	6,085	6,085	6,085
<b>TOTAL REVENUES</b>	<b>495,030</b>	<b>484,510</b>	<b>359,159</b>	<b>144,581</b>	<b>503,740</b>	<b>480,806</b>

**EXPENDITURES**

**Administrative**

P/R-Board of Supervisors	6,400	5,000	2,800	3,000	5,800	6,000
FICA Taxes	490	383	214	230	444	459
ProfServ-Arbitrage Rebate	600	600	600	-	600	600
ProfServ-Dissemination Agent	-	1,000	-	-	-	1,000
ProfServ-Engineering	21,445	8,000	12,793	9,138	21,931	8,000
ProfServ-Legal Services	22,909	25,000	7,423	17,577	25,000	25,000
ProfServ-Mgmt Consulting Serv	51,052	51,052	30,280	23,772	54,052	57,052
ProfServ-Property Appraiser	828	1,500	828	-	828	1,500
ProfServ-Trustee Fees	4,310	4,310	4,741	-	4,741	4,310
Auditing Services	5,500	6,000	5,700	-	5,700	6,000
Postage and Freight	1,244	900	415	296	711	900
Insurance - General Liability	14,412	15,854	12,080	-	12,080	13,288
R&M-ADA Compliance	-	-	-	-	-	10,000
Printing and Binding	2,655	1,500	879	628	1,507	1,500
Legal Advertising	1,248	1,300	253	768	1,021	1,300
Miscellaneous Services	807	700	344	246	590	700
Misc-District Filing Fees	175	175	175	-	175	175
Misc-Assessmnt Collection Cost	263	500	354	-	354	500
Office Supplies	209	400	132	94	226	400
<b>Total Administrative</b>	<b>134,547</b>	<b>124,174</b>	<b>80,011</b>	<b>55,748</b>	<b>135,759</b>	<b>138,684</b>

**Field**

ProfServ-Field Management	21,912	21,912	12,782	9,130	21,912	22,569
Contracts-Fountain	-	-	1,020	1,104	2,124	2,208
Contracts-Wetland Mitigation	19,200	20,800	11,200	8,000	19,200	19,200
Contracts-Landscape	121,612	145,000	65,621	46,872	112,493	112,500
Electricity - General	103,553	134,000	76,049	57,500	133,549	134,000
Utility - Water	7,358	9,000	2,702	1,750	4,452	9,000
R&M-General	3,299	5,000	2,258	1,613	3,871	5,000
R&M-Common Area	39,408	20,000	8,645	6,175	14,820	25,000
R&M-Drainage	38	2,000	-	-	-	2,000
R&M-Fountain	-	-	1,248	891	2,139	10,000

**EAST PARK**

Community Development District

General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	BUDGET FY 2019	THRU APR-2019	MAY - SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
R&M-Landscape Renovations	8,520	9,000	13,528	-	13,528	15,000
Misc-Contingency	2,662	-	-	-	-	-
Impr - Fountain	-	5,000	-	-	-	-
<b>Total Field</b>	<b>327,562</b>	<b>371,712</b>	<b>195,053</b>	<b>133,036</b>	<b>328,089</b>	<b>356,477</b>
<b>TOTAL EXPENDITURES</b>	<b>462,109</b>	<b>495,886</b>	<b>275,064</b>	<b>188,784</b>	<b>463,848</b>	<b>495,161</b>
Excess (deficiency) of revenues						
Over (under) expenditures	32,921	(11,376)	84,095	(44,203)	39,892	(14,355)
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	(11,376)	-	-	-	(14,355)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>(11,376)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(14,355)</b>
Net change in fund balance	32,921	(11,376)	84,095	(44,203)	39,892	(14,355)
<b>FUND BALANCE, BEGINNING</b>	<b>824,518</b>	<b>857,439</b>	<b>857,439</b>	<b>-</b>	<b>857,439</b>	<b>897,331</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 857,439</b>	<b>\$ 846,063</b>	<b>\$ 941,534</b>	<b>\$ (44,203)</b>	<b>\$ 897,331</b>	<b>\$ 882,976</b>

**Budget Narrative**  
Fiscal Year 2020**REVENUES****Interest-Investments**

The District earns interest on its operating and investment accounts.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Other Miscellaneous Revenues**

The City of Orlando is billed for landscaping services provided by the District.

**Physical Environment (Streetlighting)**

HOA reimbursements to the District.

**EXPENDITURES****Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Professional Services-Arbitrage Rebate**

The District is required to annually have an arbitrage rebate calculation on the District's Series 2013 Special Assessment Revenue Refunding Bonds. The amount is based on an existing engagement letter with AMTEC.

**Professional Services-Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Inframark to provide this service.

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

**Professional Services-Legal Services**

The District's Attorney, Hopping, Green & Sams, provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Budget Narrative**  
Fiscal Year 2020**EXPENDITURES****Administrative** (continued)**Professional Services-Management Consulting Services**

The District receives Management, Accounting, and Administrative services as part of a Management Agreement with Inframark and includes preparing the District's Special Assessment Roll and maintaining the lien books. Also included are costs for Information Technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Professional Services-Property Appraiser**

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. The budget for property appraiser costs was based on a unit price per parcel. In prior years, this cost was included in Misc-Assessment Collection Cost.

**Professional Services-Trustee**

The District will pay US Bank, N.A. an annual fee for trustee services on the Series 2013 Special Assessment Revenue Refunding bond. The budgeted amount is based on historical costs.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm, Grau & Associates. The budgeted amount for the fiscal year is based on contracted fees from last year's engagement letter.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount considers a projected increase in the premium due to market uncertainty.

**R&M – ADA Compliance**

The projected cost for ADA compliant website and conversion of documents in ADA compliant format.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous Services**

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

**Miscellaneous- District Filing Fees**

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

**Budget Narrative**  
Fiscal Year 2020

**EXPENDITURES**

**Administrative** (continued)

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Orange County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted. The budget for collection costs was based on \$1 per lot.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Field**

**Professional Services – Field Management**

**\$ 22,569**

Includes payroll and overhead costs associated with services provided under a management consulting contract with Inframark. This includes employees utilized in the field and office management of all District assets. A 3% increase is proposed.

**Contracts-Fountain**

**\$ 2,208**

Scheduled maintenance of District Fountains provided by Vertex.

**Contracts - Wetland Mitigation**

**\$ 19,200**

Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD storm water ponds and canals. Herbiciding will consist of chemical treatments. Algae control will include hand removal, grass carp, and chemical treatments.

**Contracts-Landscape**

**\$112,500**

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod. Also, included are pruning, trimming, mulching, and applying fertilizer and pest/disease control chemicals to hedges and trees.

**Electricity - General**

**\$134,000**

Maintenance and electricity for all street lighting, feature lighting, irrigation and fountain lighting as billed by OUC. Additional lights are in the process of being transferred to the CDD from the HOA.

Lights:

- Meter # 5CR85091 / Location – 10220 Savannah Park Drive
- Meter # 5CR92329 / Location – 10426 East Park Woods Drive
- Meter # N/A / Location – 20420 Caroline Park Drive
- Meter # N/A / Location – 3 Streetlights

Sign:

- Meter # 3AR00959 / Location – 10301 Savannah Park Drive

Irrigation:

- Meter # 5CR21053 / Location – 10403 Caroline Park Drive
- Meter # 5CR70052 / Location – 10398 Savannah Park Drive
- Meter # 5CR70003 / Location – 10430 Winding Way Blvd

Fountain:

- Meter # 5CR24134 / Location – 10099 Moss Rose Way



**Budget Narrative**  
Fiscal Year 2020

**EXPENDITURES**

**Field** (continued)

**Utility - Water**

**\$ 9,000**

The District currently has utility accounts with Orlando Utilities Commission. Usage consists of water, sewer and reclaimed water services.

- Meter # R75256417 / Location – 10403 Caroline Park Drive
- Meter # R61227664 / Location – 10220 Savannah Park Drive
- Meter # R61227660 / Location – 10430 Winding Way Blvd
- Meter # R75259210 / Location – 9803 Kristen Park Drive

**R&M - General**

**\$ 5,000**

Scheduled maintenance consists of trash disposal during the week and on weekends. Unscheduled maintenance consists of replacement of damaged trash cans.

**R&M - Common Area**

**\$ 25,000**

Sidewalks

\$ 1,000

Scheduled maintenance consists of replacement of damaged areas. Unscheduled maintenance consists of repair to concrete sidewalk and handicapped ramps and brick pavers.

Irrigation System

\$ 9,000

Unscheduled maintenance consists of adjustments to controller and irrigation heads, system repairs, and purchase of irrigation supplies.

Decorative Fencing, Columns and Retaining Walls

\$ 2,000

Scheduled maintenance consists of pressure washing. Unscheduled maintenance consists of repairs and replacement of damaged fence areas.

Landscape Lighting Maintenance

\$ 4,000

Schedule maintenance consists of bulb replacement, fixture repair and replacement, general maintenance of the system.

Pressure Washing

\$ 3,000

Schedule maintenance consists of pressure washing, sidewalks, gazebos, pavilions fencing and walls.

Painting

\$ 3,000

Scheduled maintenance consists of painting of sign poles, benches, pavilions and gazebos.

Miscellaneous Common Area Services

\$ 3,000

- Chain Link Fencing: Scheduled maintenance consists of inspection and minor maintenance. Unscheduled maintenance consists of repairs and replacement of damaged fence areas.
- Culvert and Handrail: Scheduled maintenance consists of pressure washing the culvert interior, wing walls, handrails, stucco and painted surfaces, touch-ups, and general maintenance.
- Benches and Chairs: Scheduled maintenance consists of pressure washing benches and chairs. Unscheduled maintenance consists of replacing damaged benches and chairs.

**Budget Narrative**  
Fiscal Year 2020

**EXPENDITURES**

**Field** (continued)

**R&M - Drainage**

**\$ 2,000**

Drainage Structures Maintenance: Scheduled maintenance of drainage structures (inlets, pipes, manholes, mitered-end sections, headwall, and pond outfall structures) consists of inspection, cleaning and general maintenance. Unscheduled maintenance consists of cleaning and repairs of weir skimmers, weir fabric-form, grates and other related drainage structure elements.

**R&M – Fountain**

**\$10,000**

Unscheduled repairs to fountains and pumps.

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2020	\$ 897,331
Net Change in Fund Balance - Fiscal Year 2020	(14,355)
Reserves - Fiscal Year 2020 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2020</b>	<b>882,976</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	123,790 <sup>(1)</sup>
Reserves - Renewal & Replacements	39,916 <sup>(2)</sup>
Subtotal	<u>163,706</u>
<b>Total Allocation of Available Funds</b>	<b>163,706</b>

**Total Unassigned (undesignated) Cash** \$ 719,271

**Notes**

- (1) Represents approximately 3 months of operating expenditures
- (2) Represents previous years' reserves

**East Park**  
**Community Development District**

**Debt Service Budget**  
Fiscal Year 2020

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2020 Adopted Budget

ACCOUNT DESCRIPTION	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2018	BUDGET FY 2019	THRU APR-2019	MAY - SEP-2019	PROJECTED FY 2019	BUDGET FY 2020
<b>REVENUES</b>						
Interest - Investments	\$ 2,939	\$ -	\$ 2,938	\$ 750	\$ 3,688	\$ -
Prepayment	-	-	-	29,085	29,085	-
Special Assmnts- Tax Collector	397,638	398,008	313,044	84,964	398,008	394,677
Special Assmnts- Discounts	(9,833)	(15,920)	(12,280)	-	(12,280)	(15,787)
<b>TOTAL REVENUES</b>	<b>390,744</b>	<b>382,088</b>	<b>303,702</b>	<b>114,799</b>	<b>418,501</b>	<b>378,890</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessmnt Collection Cost	227	7,960	306	-	306	7,894
<b>Total Administrative</b>	<b>227</b>	<b>7,960</b>	<b>306</b>	<b>-</b>	<b>306</b>	<b>7,894</b>
<i>Debt Service</i>						
Principal Debt Retirement A-1	115,000	120,000	-	120,000	120,000	125,000
Principal Debt Retirement A-2	45,000	45,000	-	45,000	45,000	50,000
Prepayments Series A-2	40,000	-	-	-	-	-
Interest Expense Series A-1	125,891	122,442	61,221	61,221	122,442	118,421
Interest Expense Series A-2	76,050	70,850	35,425	35,425	70,850	67,925
<b>Total Debt Service</b>	<b>401,941</b>	<b>358,292</b>	<b>96,646</b>	<b>261,646</b>	<b>358,292</b>	<b>361,346</b>
<b>TOTAL EXPENDITURES</b>	<b>402,168</b>	<b>366,252</b>	<b>96,952</b>	<b>261,646</b>	<b>358,598</b>	<b>369,240</b>
Excess (deficiency) of revenues						
Over (under) expenditures	(11,424)	15,836	206,750	(146,846)	59,904	9,650
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	15,836	-	-	-	9,650
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>15,836</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9,650</b>
Net change in fund balance	(11,424)	15,836	206,750	(146,846)	59,904	9,650
<b>FUND BALANCE, BEGINNING</b>	<b>318,244</b>	<b>306,820</b>	<b>306,820</b>	<b>-</b>	<b>306,820</b>	<b>366,724</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 306,820</b>	<b>\$ 322,656</b>	<b>\$ 513,570</b>	<b>\$ (146,846)</b>	<b>\$ 366,724</b>	<b>\$ 376,374</b>

**Amortization Schedule  
SERIES 2013-A1 Refunding Bonds**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Outstanding Balance</b>	<b>Annual Debt Service</b>	<b>Fiscal Year Debt Service</b>
11/1/2019			\$ 59,210.63	\$ 59,210.63	\$ 2,390,000	\$ 240,431	
5/1/2020	\$ 125,000.00		\$ 59,210.63	\$ 184,210.63	\$ 2,265,000		\$ 243,421
11/1/2020			\$ 56,898.13	\$ 56,898.13	\$ 2,265,000	\$ 241,109	
5/1/2021	\$ 130,000.00		\$ 56,898.13	\$ 186,898.13	\$ 2,135,000		\$ 243,796
11/1/2021			\$ 54,265.63	\$ 54,265.63	\$ 2,135,000	\$ 241,164	
5/1/2022	\$ 135,000.00		\$ 54,265.63	\$ 189,265.63	\$ 2,000,000		\$ 243,531
11/1/2022			\$ 51,396.88	\$ 51,396.88	\$ 2,000,000	\$ 240,663	
5/1/2023	\$ 140,000.00		\$ 51,396.88	\$ 191,396.88	\$ 1,860,000		\$ 242,794
11/1/2023			\$ 48,334.38	\$ 48,334.38	\$ 1,860,000	\$ 239,731	
5/1/2024	\$ 145,000.00		\$ 48,334.38	\$ 193,334.38	\$ 1,715,000		\$ 241,669
11/1/2024			\$ 45,071.88	\$ 45,071.88	\$ 1,715,000	\$ 238,406	
5/1/2025	\$ 155,000.00		\$ 45,071.88	\$ 200,071.88	\$ 1,560,000		\$ 245,144
11/1/2025			\$ 41,487.50	\$ 41,487.50	\$ 1,560,000	\$ 241,559	
5/1/2026	\$ 160,000.00		\$ 41,487.50	\$ 201,487.50	\$ 1,400,000		\$ 242,975
11/1/2026			\$ 37,727.50	\$ 37,727.50	\$ 1,400,000	\$ 239,215	
5/1/2027	\$ 170,000.00		\$ 37,727.50	\$ 207,727.50	\$ 1,230,000		\$ 245,455
11/1/2027			\$ 33,605.00	\$ 33,605.00	\$ 1,230,000	\$ 241,333	
5/1/2028	\$ 180,000.00		\$ 33,605.00	\$ 213,605.00	\$ 1,050,000		\$ 247,210
11/1/2028			\$ 29,015.00	\$ 29,015.00	\$ 1,050,000	\$ 242,620	
5/1/2029	\$ 185,000.00		\$ 29,015.00	\$ 214,015.00	\$ 865,000		\$ 243,030
11/1/2029			\$ 24,020.00	\$ 24,020.00	\$ 865,000	\$ 238,035	
5/1/2030	\$ 200,000.00		\$ 24,020.00	\$ 224,020.00	\$ 665,000		\$ 248,040
11/1/2030			\$ 18,620.00	\$ 18,620.00	\$ 665,000	\$ 242,640	
5/1/2031	\$ 210,000.00		\$ 18,620.00	\$ 228,620.00	\$ 455,000		\$ 247,240
11/1/2031			\$ 12,740.00	\$ 12,740.00	\$ 455,000	\$ 241,360	
5/1/2032	\$ 220,000.00		\$ 12,740.00	\$ 232,740.00	\$ 235,000		\$ 245,480
11/1/2032			\$ 6,580.00	\$ 6,580.00	\$ 235,000	\$ 239,320	
5/1/2033	\$ 235,000.00		\$ 6,580.00	\$ 241,580.00	\$ -		\$ 248,160
11/1/2033				\$ -	\$ -	\$ 241,580	
<b>Total</b>	<b>\$ 2,390,000.00</b>		<b>\$ 1,037,945.00</b>	<b>\$ 3,427,945.00</b>		<b>\$ 3,609,165.63</b>	<b>\$ 3,427,945.00</b>

**Amortization Schedule  
SERIES 2013-A2 Refunding Bonds**

Period Ending	Principal	Coupon Rate	Interest	Debt Service	Outstanding Balance	Annual Debt Service	Fiscal Year Debt Service
11/1/2019		6.500%	\$ 33,962.50	\$ 33,962.50	\$ 1,045,000	\$ 114,388	
5/1/2020	\$ 50,000.00	6.500%	\$ 33,962.50	\$ 83,962.50	\$ 995,000		\$ 117,925
11/1/2020		6.500%	\$ 32,337.50	\$ 32,337.50	\$ 995,000	\$ 116,300	
5/1/2021	\$ 55,000.00	6.500%	\$ 32,337.50	\$ 87,337.50	\$ 940,000		\$ 119,675
11/1/2021		6.500%	\$ 30,550.00	\$ 30,550.00	\$ 940,000	\$ 117,888	
5/1/2022	\$ 55,000.00	6.500%	\$ 30,550.00	\$ 85,550.00	\$ 885,000		\$ 116,100
11/1/2022		6.500%	\$ 28,762.50	\$ 28,762.50	\$ 885,000	\$ 114,313	
5/1/2023	\$ 60,000.00	6.500%	\$ 28,762.50	\$ 88,762.50	\$ 825,000		\$ 117,525
11/1/2023		6.500%	\$ 26,812.50	\$ 26,812.50	\$ 825,000	\$ 115,575	
5/1/2024	\$ 65,000.00	6.500%	\$ 26,812.50	\$ 91,812.50	\$ 760,000		\$ 118,625
11/1/2024		6.500%	\$ 24,700.00	\$ 24,700.00	\$ 760,000	\$ 116,513	
5/1/2025	\$ 70,000.00	6.500%	\$ 24,700.00	\$ 94,700.00	\$ 690,000		\$ 119,400
11/1/2025		6.500%	\$ 22,425.00	\$ 22,425.00	\$ 690,000	\$ 117,125	
5/1/2026	\$ 75,000.00	6.500%	\$ 22,425.00	\$ 97,425.00	\$ 615,000		\$ 119,850
11/1/2026		6.500%	\$ 19,987.50	\$ 19,987.50	\$ 615,000	\$ 117,413	
5/1/2027	\$ 80,000.00	6.500%	\$ 19,987.50	\$ 99,987.50	\$ 535,000		\$ 119,975
11/1/2027		6.500%	\$ 17,387.50	\$ 17,387.50	\$ 535,000	\$ 117,375	
5/1/2028	\$ 85,000.00	6.500%	\$ 17,387.50	\$ 102,387.50	\$ 450,000		\$ 119,775
11/1/2028		6.500%	\$ 14,625.00	\$ 14,625.00	\$ 450,000	\$ 117,013	
5/1/2029	\$ 90,000.00	6.500%	\$ 14,625.00	\$ 104,625.00	\$ 360,000		\$ 119,250
11/1/2029		6.500%	\$ 11,700.00	\$ 11,700.00	\$ 360,000	\$ 116,325	
5/1/2030	\$ 90,000.00	6.500%	\$ 11,700.00	\$ 101,700.00	\$ 270,000		\$ 113,400
11/1/2030		6.500%	\$ 8,775.00	\$ 8,775.00	\$ 270,000	\$ 110,475	
5/1/2031	\$ 95,000.00	6.500%	\$ 8,775.00	\$ 103,775.00	\$ 175,000		\$ 112,550
11/1/2031		6.500%	\$ 5,687.50	\$ 5,687.50	\$ 175,000	\$ 109,463	
5/1/2032	\$ 100,000.00	6.500%	\$ 5,687.50	\$ 105,687.50	\$ 75,000		\$ 111,375
11/1/2032		6.500%	\$ 2,437.50	\$ 2,437.50	\$ 75,000	\$ 108,125	
5/1/2033	\$ 75,000.00	6.500%	\$ 2,437.50	\$ 77,437.50	\$ -		\$ 79,875
11/1/2033			\$ -	\$ -	\$ -	\$ 77,438	
<b>Total</b>	<b>\$ 1,045,000.00</b>		<b>\$ 560,300.00</b>	<b>\$ 1,605,300.00</b>		<b>\$ 1,685,725.00</b>	<b>\$ 1,605,300.00</b>

**East Park**  
**Community Development District**

**Supporting Budget Schedules**  
Fiscal Year 2020



**EAST PARK**

Community Development District

All Funds

**2019-2020 Non-Ad Valorem Assessment Summary**

Neighborhood	Total Units	Product Type	FY 2020 Annual Maintenance Assessment	FY 2019 Annual Maintenance Assessment	% Variance	FY 2020 Series 2013 Debt Assessment	FY 2019 Series 2013 Debt Assessment	% Variance	Total Assessed Per Unit FY 2020	Total Assessed Per Unit FY 2019	Total % Variance
N-1	133	50' SF	\$427.60	\$427.60	0%	\$369.21	\$369.21	0.0%	\$796.81	\$796.81	0%
N-2	23	Lux Townhome	\$369.23	\$369.23	0%	\$318.81	\$318.81	0.0%	\$688.04	\$688.04	0%
N-2	55,500	Commercial	\$0.24	\$0.00	NA	\$0.20	\$0.00	NA	\$0.44	\$0.00	NA
N-3	186	Villa	\$320.46	\$320.46	0%	\$276.70	\$276.70	0.0%	\$597.16	\$597.16	0%
N-4	69	Lux Townhome	\$369.23	\$369.23	0%	\$318.81	\$318.81	0.0%	\$688.04	\$688.04	0%
N-5	295	50' SF	\$427.60	\$427.60	0%	\$369.21	\$369.21	0.0%	\$796.81	\$796.81	0%
N-6 & N-7	128	70' SF	\$603.39	\$603.39	0%	\$520.99	\$520.99	0.0%	\$1,124.38	\$1,124.38	0%
VCI	16,941.43	Commercial	\$0.24	\$0.24	0%	\$0.20	\$0.20	0.0%	\$0.44	\$0.44	0%
VCII	336,018	Commercial	\$0.24	\$0.24	0%	\$0.20	\$0.20	0.0%	\$0.44	\$0.44	0%
VCIII	30,000	Commercial	\$0.24	\$0.24	0%	\$0.20	\$0.20	0.0%	\$0.44	\$0.44	0%